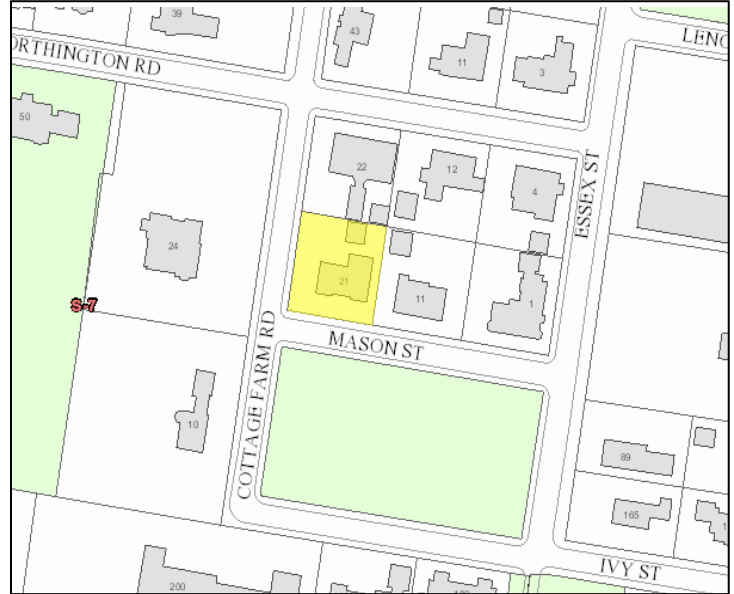


Brookline Preservation Commission

Local Historic District Report

Address: 21 Mason Street
District: Cottage Farm LHD
Applicant: Peter and Nancy Saperstone
Date Built: 1910
Architect: Arthur G. Everett
Builder: George W. Morrison



Statement of Significance:

The ca. 1910 Georgian Revival home was designed by Architects Arthur G. Everett(1855-1925)., an MIT graduate who trained at the firm of Cabot and Chandler, which later became Cabot, Everett and Mead and after 1901, Everett and Mead. Everett is also known to have worked for McKim, Mead, and White during the construction of the Boston Public Library and was later involved with the restoration of the Massachusetts State House. He began working on his own in 1907 and was an active member of the Boston Society of Architects, where he served as Secretary and Vice Chair, as well as a Fellow of the American Institute of Architects. The house was built for attorney Otis. W. Richardson, who lived there well into the 1930s.

The existing stucco garage was also designed by Arthur G. Everett but was not added to the property until 1923. While the building permit references the use of terra cotta block in the design of the front façade, there is no evidence of this material on the structure today. Further alterations were made to the main house in 1927 architects Putnam and Cox and builder W. Kellar, who oversaw finishing additional space on the third floor of the house and the replacement of the original wood shingle roof with the existing slate roof. In 1946, then owner George Estlin hired Edward A. Winsor, Inc. to make interior renovations which included converting a window into a French door on the second floor which is presumably the current door to the deck over the enclosed porch on the west façade. New doors to the cellar were also installed at this time.

Aside from these few alterations early in the twentieth century, the building has remained largely untouched and its footprint has not changed since its first appearance on the 1913 Atlas of the Town of Brookline.

Proposed Alterations:

The Applicant is in the process of restoring the house and proposes an exterior lighting plan to accompany the mix of repair work and alterations to the house approved at the hearing on March 21, 2019. The proposed work involves the following changes to the property:

- Installation of 4 Fxluminaire NL Down Lights (3W) on the corner posts of the pergola surrounding the spa.
- Installation of 10 Auroralight Eclipse 19" tall path lights (3.5W) with copper shades along the edges of the rear patio and fire pit area as well as 2 flanking the walkway at the bottom of the front door steps.
- Installation of 7 Auroralight Meridian wall lights (1.25 W) in the wall of the spa fixture and 2 in the wall surrounding the fire pit.
- Installation of 5 Auroralight Micro Cascade surface mount wall lights on the garage wall, lighting the stairs leading down to the spa area.
- Installation of 1 Patti Bros Colonial Post Lantern (75 W) on a 76" post, painted black, to the right of the driveway entrance. The dimensions of the lantern are 19" H x 9 1/4" W x 9 1/4" D.
- Installation of 2 Patti Bros Colonial Wall Lanterns (75W), one mounted between the garage doors, the other on the brick wall below the porch, facing the fire pit.
- Installation of 1 Patti Bros Colonial Hanging Lantern (75W) above the front door.

Applicable Guidelines:

The Preservation Commission's Design Guidelines for Local Historic Districts state that:

- The historic character of a property should be maintained and preserved.
- Traditional building materials should be used for existing buildings.

Preliminary Findings:

Although the design guidelines do not include recommendations for lighting, this application respects the idea of maintaining the historic character of the property when introducing exterior lighting by proposing downlights for all safety lighting of landscape elements. As this lighting is mostly located to the rear of the property, which is minimally visible from the public way, impacts on the historic streetscape are minimal. Three lanterns that provide light at entrances and the rear patio have shields on the top to prevent unnecessary illumination. The only unshielded light proposed is the post lantern at the end of the driveway.

Aerial view of 21 Mason Street, looking north.



Aerial view of 21 Mason Street, looking west.



Aerial view of 21 Mason Street, looking south.



Aerial view of 21 Mason Street, looking east





Front and left façade from corner of Mason Street and Cottage Farm Road.
Below- Front and right facades of existing house.

